



City of Seattle Preliminary Assessment Report

August 08, 2011

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form, and on your Pre-Application Site Visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

Note: A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must approve your 60% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

Project Summary			
AP/Project No.	3012605	Ground Disturbance	Y
Application Template	PRJ	PASV Required This Permit	Y
Application Type	DISCRETIONARY LAND USE ACTION	Date PASV Completed	07/29/11
Category	COMMERCIAL	PASV Done Under	
DPD Review Type	FULL C	Permit Remarks	
Address	14307 Greenwood Ave N		
Location			
Zoning		Applicant	PETER ANDERSON 3918 SW ORCHARD ST SEATTLE WA 98136 (206) 949-5828
King County APN	1980200255		
Permit Status			
Description of Work	Construct new 33-Unit mixed-use multi-family project, includes below grade structured parking & street ROW work. (has existing #3009069-Stop Work)	Applicant Email	pga.imagodelineo@msn.com
		Linked AP/Project Nos.	
SDOT Project No			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

Pre-Application Site Visit (PASV) Report

Contact: Ede M Courtenay, (206) 733-9679, Ede.Courtenay@seattle.gov

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger

requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

Non-ECA

Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

In addition, provide detailed cross-sections for: West PL

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

Existing ROW Conditions

GREENWOOD AVE N

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6" majority of frontage is cut inches

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

N 143RD ST

Street conditions:

Concrete paving

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way. ditch and culvert

Potential Impacts to Seattle Parks Property

No parks property in vicinity

Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

Inspectors Notes

Please provide a 2' topo survey and geotechnical assesment of the site.

Seattle City Light Requirements

Contact: Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Street/Alley Requirements

GREENWOOD AVE N

10' Clearance from Structures: 10-ft horizontal clearance required between power lines and permanent structures. Review DPD CAM 122, Electric Utility Clearance Requirements, and SCL Construction Guideline D2-3 (<http://www.seattle.gov/Light/engstd/Docs/ConStd/d23.pdf>) Changes to SCL's system to meet clearances are done at the project's expense. There are overhead high voltage lines along the west side of Greenwood Ave N.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along the west side of Greenwood Ave N.

An SCL engineer will require scaled building elevation drawings to determine clearances. Please submit an extra set of plans at DPD intake.

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size & voltage details.

Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. Build your building more efficiently with our help! For more information, contact Eugenia Morita at (206)684-4280 or e-mail, eugenia.morita@seattle.gov.

Notes to Applicant

For new service, an Application for Electrical Service must be submitted to Seattle City Light. Please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The Electrical Service Representative should also be contacted to coordinate electrical details with demolition and temporary power for construction. Your Electrical Service Representative is: Karen Quaife, 206-684-4983, karen.quaife@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

DPD Drainage Requirements

Contact: Michelle M Macias, (206) 684-3068, michelle.macias@seattle.gov

The following requirements are based on the current stormwater and side sewer codes.

Existing Public Drainage Infrastructure

Sanitary sewer main location: 143rd St

Sanitary sewer main size: 8-inch

Storm drainage main location: Greenwood Ave N

Storm drainage main size: 30-inch

Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system.

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to Director's Rule 17-2009 - Stormwater Manual Vol. III - Stormwater Flow Control and Water Quality. Submit a GSI Calculator along with additional flow control documentation. Refer to the following for more information:

<http://www.seattle.gov/dpd/Codes/StormwaterCode/Overview/default.asp>

This project site discharges to a Designated Receiving Water Body that is identified as a capacity-constrained conveyance system (SMC 805.050.A.6). Based upon the information provided on the Preliminary Application Form pertaining to land disturbing activity, and existing and proposed impervious surfacing this project shall: provide flow control meeting the Peak Flow Control Standard per SMC 22.805.080.B.4. The post-development peak flow with a 4% annual probability (25-year recurrence flow) shall not exceed 0.4 cubic feet per second per acre. Additionally, the peak flow with a 50% annual probability (2-year recurrence flow) shall not exceed 0.15 cubic feet per second per acre. Projects with less than 10,000 sf new plus replaced impervious surface can use Table 4.7 - Pre-Sized Flow Control Worksheet in lieu of continuous modeling.

Water Quality

No requirements

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at Sanitary Sewer in N 143rd St.

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at:

<http://www.kingcounty.gov/environment/wastewater/capacitycharge.aspx>

Permanent and Temporary Dewatering

Per SMC 21.16.110, the proposed project requires a separate side sewer permit for temporary dewatering based on the following: excavation greater than 12 feet deep.

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Public storm drain system.

Side Sewer

The existing side sewer for a new or converted building or dwelling unit may be reused pursuant to SMC 21.16.240.

DPD Land Use Code Requirements

Contact: Lori L Swallow, (206) 684-5627, Lori.Swallow@Seattle.Gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

GREENWOOD AVE N

Curbs will be required to be installed in the portion of right-of-way abutting this lot.

A concrete sidewalk will be required to be installed in the portion of right-of-way abutting this lot.

Drainage will be required to be installed in the portion of right-of-way abutting this lot. If you need further clarification, contact SDOT for further information or apply for SDOT SIP design guidance (see SDOT CAM 2211).

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Landscaping is required to be installed in the planting strips in the right-of-way. Contact SDOT Urban Forestry to determine species of landscaping and standards of planting. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693. Please add a note to the site plan showing size, location and species of shrubs and groundcover to be planted.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance. Apply for SDOT SIP Design Guidance to obtain SDOT 60% complete SIP approval (see SDOT CAMs 2211 and 2213).

N 143RD ST

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Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance. Apply for SDOT SIP Design Guidance to obtain SDOT 60% complete SIP approval (see SDOT CAMs 2211 and 2213).

Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Design Review is required; see CAM 238 for more details. Departures from development standards should be identified as early as possible in the application process.

Other Requirements

A presubmittal conference is required before to submitting an application. Details for preparing and submitting a presubmittal request form can be found at our Web site

([http://www.seattle.gov/dpd/Publications/Forms/Building Permits/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp)).

SDOT Requirements

Contact: Joel Prather, (206) 615-0772, joel.prather@seattle.gov

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

Street Improvement Requirements

GREENWOOD AVE N

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.

Roadway Widening: See Seattle Right of Way Improvements Manual (ROWIM) and the City's Standard Plans and Specifications. Apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Street grading may be required when street improvements are installed. All structures must be built to accommodate the standard street cross section to property lines on project side. See Seattle Right of Way Improvements Manual (ROWIM).

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) as well as the City of Seattle Standard Plan 420, 421 and 422.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410. If your project is installing new curb or is changing the alignment of an existing curb apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

New/replacement curb ramps: See City's Standard Plans and Specifications 422 and the current ADA requirements.

New/replacement corner curb radius: See Seattle Right of Way Improvements Manual (ROWIM). If your project is installing a new corner curb radius or is changing the alignment of an existing corner curb radius apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Street drainage collection: Required when street improvements are installed. A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See Seattle Right of Way Improvements Manual (ROWIM) section 4.17.

Other requirements: Coordinate with SDOT capital projects on planning for future Greenwood roadway design.

N 143RD ST

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.

Roadway Widening: See Seattle Right of Way Improvements Manual (ROWIM) and the City's Standard Plans and Specifications. Apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Street grading may be required when street improvements are installed. All structures must be built to accommodate the standard street cross section to property lines on project side. See Seattle Right of Way Improvements Manual (ROWIM).

New/replacement sidewalk: See Seattle Right of Way Improvements Manual (ROWIM) as well as the City of Seattle Standard Plan 420, 421 and 422.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410. If your project is installing new curb or is changing the alignment of an existing curb apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

New/replacement driveway: If there is a concrete curb in front of the project, the Street Use curb cut permit is issued by DPD. If there is not a concrete curb in front of the project, a Group 2 Street Use permit must be issued by Street Use. Refer to Standard Plan 430 for driveway curb cut standards.

New/replacement curb ramps: See City's Standard Plans and Specifications 422 and the current ADA requirements.

New/replacement corner curb radius: See Seattle Right of Way Improvements Manual (ROWIM). If your project is installing a new corner curb radius or is changing the alignment of an existing corner curb radius apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Street drainage collection: Required when street improvements are installed. A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See Seattle Right of Way Improvements Manual (ROWIM) section 4.17.

Discretionary ROW Requirements

Required/proposed traffic channelization revisions: See Seattle Right of Way Improvements Manual (ROWIM) sections 4.12 and 4.23. Apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Street Lighting, Pedestrian Lighting, and Traffic Signal revisions: Any proposed revisions to street lighting pedestrian lighting and/or Traffic Signals requires coordination amongst several departments and divisions. Apply for SDOT SIP Design Guidance. See SDOT CAM 2211.

Other Requirements

SDOT recommends that the applicant submit an application to SDOT for SIP Design Guidance early in the permitting process. See SDOT CAM 2211.

SPU Requirements

Contact: Steve Resnick, (206) 233-7234, ResnicS@seattle.gov

Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

Roadway projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to DR GSI to MEF and DR Vol.3.

Stormwater Treatment

No requirements

Water Availability

Contact: SPU Water

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20110628

Water Availability Certificate status: Approved with No Changes

Prepared by: Karen Young

Existing Water System Information

Proximity of nearest fire hydrant is: 285 feet SE of property. Meets standards.

Water Main:

Size: 12 inches

Material: Cast Iron

Class: 150

- Standard

- Abutting

Water Main is available to serve in: N 143rd Street

Distance of main to N margin of street is 18 feet.

Public ROW width is 60 feet.

Water Service(s):

Size: 1"

Material: Copper

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Review the requirements in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. If a SIP is required, **DPD will not accept your application until your 60% complete SIP plans have been approved by SDOT.**
4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website (<http://www.seattle.gov/light/newconstruction/>). Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)
5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes

before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.